

**BOARD OF ZONING APPEALS AGENDA
MARCH 28, 2018**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on March 28, 2018, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

D. Creed <i>Admin. Moved to 6/13/18 at appl. req.</i>	ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1. an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2. an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3. an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4. a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5. a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002). <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18.)</i>
D. Creed <i>Admin. Moved to 6/13/18 at appl. req.</i>	ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) <i>(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18.)</i>
E. Estes <i>Admin. Moved to 4/18/18 at appl. req.</i>	DEBA EHSAN d/b/a DEBA DAYCARE & DEBA'S HOME DAYCARE, SP 2014-MA-085 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 4894 Sunset Ln., Annandale, 22003, on approx. 19,553 sq. ft. of land zoned R-2. Mason District. Tax Map 71-3 ((23)) 1. <i>(Continued from 11/5/14.) (Continued from 4/1/15 at appl. req.) (Indefinitely Deferred on 7/15/15 at appl. req.) (Reactivated on 5/23/17.) (Admin. moved from 9/20/17 and 10/25/17 at appl. req.) (Admin. moved from 1/31/18, and 3/14/18 to add variance.)</i>

<p>K. McMahan</p> <p><i>Admin.</i></p> <p><i>Moved to 5/2/18 at appl. req.</i></p> <p><i>Subsequently put on Indef. deferral</i></p>	<p>FARKHANDA R. KHAN FAMILY HOME DAY CARE, SP 2015-HM-078 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. (<i>Admin. moved from 8/5/15, 10/28/15, and 12/9/15 at appl. req.</i>) (<i>Indefinitely deferred from 2/10/16 at appl. req.</i>) (<i>Admin. moved from 2/28/17 at appl. req.</i>)</p>
<p>H. Eddy</p> <p><i>Admin. moved to 4/11/18 at appl. req. then moved to 5/2/18 - mtg cancellation</i></p>	<p>GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. (<i>Admin. moved from 1/31/18 at appl. req.</i>)</p>
<p>C.S. Belgin</p> <p><i>Admin.</i></p> <p><i>Moved to 5/23/18 at appl. req.</i></p>	<p>TRUSTEES OF FIRST VIRGINIA BAPTIST CHURCH, A 2017-SP-022 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a junk yard and storage yard on the property, and is maintaining the use of two trailers which were permitted by the development conditions approved with SPA 2004-MV-025-02; but which were required to be removed within 6 months of special permit approval and are still located on the subject property in the R-1 District in violation of Zoning Ordinance provisions. Located at 8616 Pohick Rd, Springfield, VA 22153 on approx. 3.97 acres of land zoned R-1. Springfield District. Tax Map 98-1 ((1)) 21.</p>
<p>S.C. Williams</p> <p><i>Admin.</i></p> <p><i>Moved to 5/2/18 at appl. req.</i></p>	<p>WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I-5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. (<i>Admin. moved from 6/21/17, 9/13/17, and 1/10/18 at appl. req.</i>)</p>
<p>C.S. Belgin</p> <p><i>Admin.</i></p> <p><i>Moved to 5/23/18 at appl. req.</i></p>	<p>PLAY N' LEARN PC LLC, A 2017-SU-010 Appl. under Sect. 18-301. This is an appeal of a determination that the appellant is operating an indoor commercial recreational use on property located in the I-5 District without approval of a Group 5 Special Permit in violation of Zoning Ordinance provisions. Located at 4102 Pepsi Place, Chantilly, VA 20151 on approx. 8.68 acres of land zoned I-5. Sully District. Tax Map 34-3 ((1)) 1C. (<i>Admin moved from 7/12/17, 10/4/17, and 1/10/18 at appl. req.</i>)</p>
<p>A. Homer</p> <p><i>Admin.</i></p> <p><i>Withdrawn</i></p>	<p>PRINCE TOWNE, LLC, A 2017-HM-023 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the subject property consisting of 3 parcels is part of Rezoning RZ 84-C-048, which was rezoned to the R-2 District and developed under the cluster provisions of the Zoning Ordinance, and therefore, may not be approved for an amendment requesting an increase in density, pursuant to Sect. 2-421 of the Zoning Ordinance. Located at 2929, 2927, and 2925 West Ox Rd., Herndon, VA 20171 approx. 213,508 sq. ft. of land zoned R-2. Hunter Mill District. Tax Map 25-4 ((14)) 85, 86, 87.</p>

Public Hearings

9:00 A.M. K. McMahan Approved	BRIAN & AMY JONES, SP 2018-SP-001 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 19.5 ft. from the rear lot line. Located at 8003 Hollington Pl., Fairfax Station, 22039 on approx. 10,716 sq. ft. of land zoned PDH-2. Springfield District. Tax Map 97-2 ((8)) 233.
9:00 A.M. H. Eddy Approved	PRESTON & AMY FITZGERALD, SP 2018-SU-002 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of an addition 14.3 ft. from the rear lot line and a deck with steps 8.4 ft. from the rear lot line and 5.8 ft. from the side lot line. Located at 13606 Brockmeyer Ct., Chantilly, 20151 on approx. 7,444 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 34-4 ((10)) 418.
9:00 A.M. S.C. Williams <i>Decision Deferred to 07/11/18 at appl. req.</i>	ALVARO CESTTI AND GLADYS CABALLERO, A 2017-LE-019 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure which exceeds 7 feet in height and is located within the 10-foot minimum required side yard; and, has constructed a fence exceeding 4 feet in height in the front yard, both in violation of Zoning Ordinance provisions. Located at 3114 Burgundy Road, Alexandria, 22303 on approx. 7,200 sq. ft. of land zoned R-4. Lee District. Tax Map 82-2 ((14)) (B) 15. <i>(Decision Deferred from 3/14/18.)</i>

JOHN F. RIBBLE III, CHAIRMAN